

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Council members

FROM/PHONE: Mark Kutney, Development Services Director (954) 797-1101

SUBJECT: Site Plan
Application No., MSP 10-1-01
Project Name and Location: Paradise Promenade Master Plan
5901 Stirling Road

TITLE OF AGENDA ITEM: Paradise Promenade

REPORT IN BRIEF: The applicant requests approval of a Master Site Plan on 14.35 net dry acres. The property is divided into 2 lots, Lot 1 located at the southwest end of the site that includes approximately 2 acres and Lot 2 encompassing the remaining 12.33 acres. A 44,271 square foot Grocery building and two attached 10,500 s.f. retail wings in addition to a 5,000 s.f. "outbuilding" proposed for retail/commercial use will be located on Lot 2 of the property. Lot 1 is presently showing two outbuildings "E" and "F", which will be submitted at a later date for separate Site Plan approval. All of the perimeter landscaping will be installed at the time of Lot 2 construction. The proposed Grocery building will face south onto Stirling Road separated by a 20' landscape buffer and parking field. The elevations reflect smooth stucco walls painted in a light yellow/beige tone with a darker beige accent color on the two towers flanking the main entrance. A total height of 38'-2" is shown from the top of the tower's roof. A Terracotta blend tile roof is proposed in addition to crown molding and medallion accents. A decorative wood trellis has also been added to the front elevation. The north elevation which backs up to the adjacent residential use will accommodate delivery drops and service to the building. All of the roof top mechanical equipment will be painted to match the base color of the building. An 8' high concrete wall and a 19' landscape buffer will separate the two uses. Outbuilding "D" will match the anchor building in color and architectural style. This building will also face south with an accent tower feature extending to the east side facing SW 61st Avenue. The height to the top of tower roof is 28'-10". Three access points will accommodate the site, one ingress/egress point from each adjacent roadway. The parking code requires 313 spaces for Lot 2 with 359 provided and 33 spaces within Lot 1 with 34 provided. All landscape requirements have been satisfied and exceed code. The wall and monument signs have been shown for location only and will be submitted for approval at a later date.

PREVIOUS ACTIONS: A delegation request to amend the restrictive note on the plat was approved by Town Council on September 6, 2001 from 15,000 s.f. of commercial on Lot 1 and 25,000 s.f. of commercial and 100,000 s.f. of office on Lot 2 to Lot 1 restricted to 5,000 s.f. commercial, 4,000 s.f. of gas station and 3,600 s.f. of canopy and Lot 2 restricted to 73,560 s.f. of commercial.

CONCURRENCES: Site Plan Committee motion: Motion to recommend approval based on the planning report subject to adding some trees or palms with a clear trunk height to be determined with staff and to be located in front of the building on the main entrance to Publix; and to revise the landscape plan for the 61st Avenue roadway change. (motion

MSP 10-1-01

carried 5-0, January 8, 2001).

RECOMMENDATION(S): Based upon the above, staff recommends approval of application MSP 10-1-01 subject to the following conditions prior to the issuance of a building permit.

1. Revising the plans to show the new location of the entrance drive off of SW 61st Avenue moved 50' to the NW as approved by plat.
2. Revising building "D" floor plan and sidewalk plan to reflect the correct location of sidewalk and landscape area adjacent to the building as shown on the site plan.
3. Revising the grading plan to accommodate conditions needed to relocate the existing Fig tree as specified on the landscape plan.
4. Providing a section to reflect the drainage proposal for the Cobble Stone residents to the north.
5. Complying with all South Florida Water Management District requirements regarding any potential wetland areas on site and modifying all plans necessary for the Towns approval.

Attachment(s): Planning Report, Land Use Map, Subject Site Map, Aerial

Application #: MSP 10-1-01
Paradise Promenade Master Site Plan

Item No.

Revisions:

Exhibit “A”:

Original Report Date: January 5, 2001

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner

Name: Berman Ranch, Inc.

Address: 3105 NE 128th Ave.

City: Okeechobee, FL. 34974

Phone: (863) 763-2279

Agent:

Name: Paradise Promenade, Ltd.

Address: 3265 Meridian Parkway

City: Weston, FL. 33331

Phone: (954) 217-4880

BACKGROUND INFORMATION

Application Request: Master Site Plan Approval

Address/Location: 5901 Stirling Rd. between 61st Ave. and SW 58th Ave.

Land Use Plan Designation: Commercial

Zoning: B-2 (Community Business District)

Existing Use: Vacant land

Surrounding Land Use:

North: Cobble Stone Oaks residential development

South: Stirling Road

East: Vacant Commercial

West: Commercial Single Family and across SW 61st Ave.

Surrounding Zoning:

North: R-5 (Single Family Residential 5du/ac.)

South: B-2 (Community Business District)

East: B-2 (Community Business District)

West: B-2 (Community Business District)/R-2 (Single Family Residential)

ZONING HISTORY

Previous Requests on Same Property: A delegation request to amend the restrictive note on the plat was approved by Town Council on September 6, 2001 from 15,000 s.f of commercial on Lot 1 and 25,000 s.f. of commercial and 100,000 s.f. of office on Lot 2 to Lot 1 restricted to 5,000 s.f. commercial, 4,000 s.f. of gas station and 3,600 s.f. of canopy and Lot 2 restricted to 73,560 s.f. of commercial.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests approval of a Master Site Plan on 14.35 net dry acres. The property is divided into 2 lots, Lot 1 located at the southwest end of the site that includes approximately 2 acres and Lot 2 encompassing the remaining 12.33 acres. A 44,271 square foot Grocery building and two attached 10,500 s.f. retail wings in addition to a 5,000 s.f "outbuilding" proposed for retail/commercial use will be located on Lot 2 of the property. Lot 1 is presently showing two outbuildings "E" and "F", which will be submitted at a later date for separate Site Plan approval. All of the perimeter landscaping will be installed at the time of Lot 2 construction.
2. *Building:* The proposed Grocery building will face south onto Stirling Road separated by a 20' landscape buffer and parking field. The elevations reflect smooth stucco walls painted in a light yellow/beige tone with a darker beige accent color on the two towers flanking the main entrance. A total height of 38'-2" is shown from the top of the tower's roof. A Terracotta blend tile roof is proposed in addition to crown molding and medallion accents. A decorative wood trellis has also been added to the front elevation. The north elevation which backs up to the adjacent residential use will accommodate delivery drops and service to the building. All of the roof top mechanical equipment will be painted to match the base color of the building. An 8' high concrete wall and a 19' landscape buffer will separate the two uses. Outbuilding "D" will match the anchor building in color and architectural style. This building will also face south with an accent tower feature extending to the east side facing SW 61st Avenue. The height to the top of tower roof is 28'-10".
3. *Access and Parking:* Three access points will accommodate the site, one ingress/egress point from each adjacent roadway. The parking code requires 313 spaces for Lot 2 with 359 provided and 33 spaces within Lot 1 with 34 provided.
4. *Landscaping:* The landscape plan shows canopy trees, flowering accent trees and accent palms to be planted along the three perimeters adjacent to the roadways at the south, west and east sides of the property. Specific species proposed are Live Oak, Green Buttonwood, Red Maple, Royal Palm, Carpentaria palm, Crepe Myrtle

and numerous shrubs and ground covers. The rear buffer will have taller tree species exceeding code requirements. Green Buttonwood, Red Maple, Slash Pine, Cypress and Sabal Palms have been chosen and positioned to maximize the buffer potential between the residential use. Interior trees shall include Pink Tabebuia, Mahogany, Calophyllum, and Royal Palm. Shrubs and ground covers have been added to all the parking islands. Flowering Hibiscus trees are shown in the planter spaces along the building frontage as well as accent palms to soften the building wall and accentuate the building's architecture.

5. Signage: The wall and monument signs have been shown for location only and will be submitted for approval at a later date.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within Planning Area No. 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site is governed by the plat titled "Davie Berman Plat" restricted to 5,000 s.f. of commercial, 4,000 s.f. of gas station and 3,600 s.f. of canopy on Lot 1 and 73,560 s.f. of commercial use on Lot 2 by virtue of an approved delegation request to amend the restrictive note.

Staff Analysis and Findings of Fact

The proposed site plan meets the requirements and all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: Based upon the above, staff recommends approval of application MSP 10-1-01 with the following conditions of approval prior to the issuance of a building permit.

1. Revising the plans to show the new location of the entrance drive off of SW 61st

Avenue moved 50' to the NW as approved by plat.

2. Revising building "D" floor plan and sidewalk plan to reflect the correct location of sidewalk and landscape area adjacent to the building as shown on the site plan.
3. Revising the grading plan to accommodate conditions needed to relocate the existing Fig tree as specified on the landscape plan.
4. Providing a section to reflect the drainage proposal for the Cobble Stone residents to the north.
5. Complying with all South Florida Water Management District requirements ~~regarding any potential wetland areas on site and modifying all plans necessary for the~~ Towns approval.

Site Plan Committee

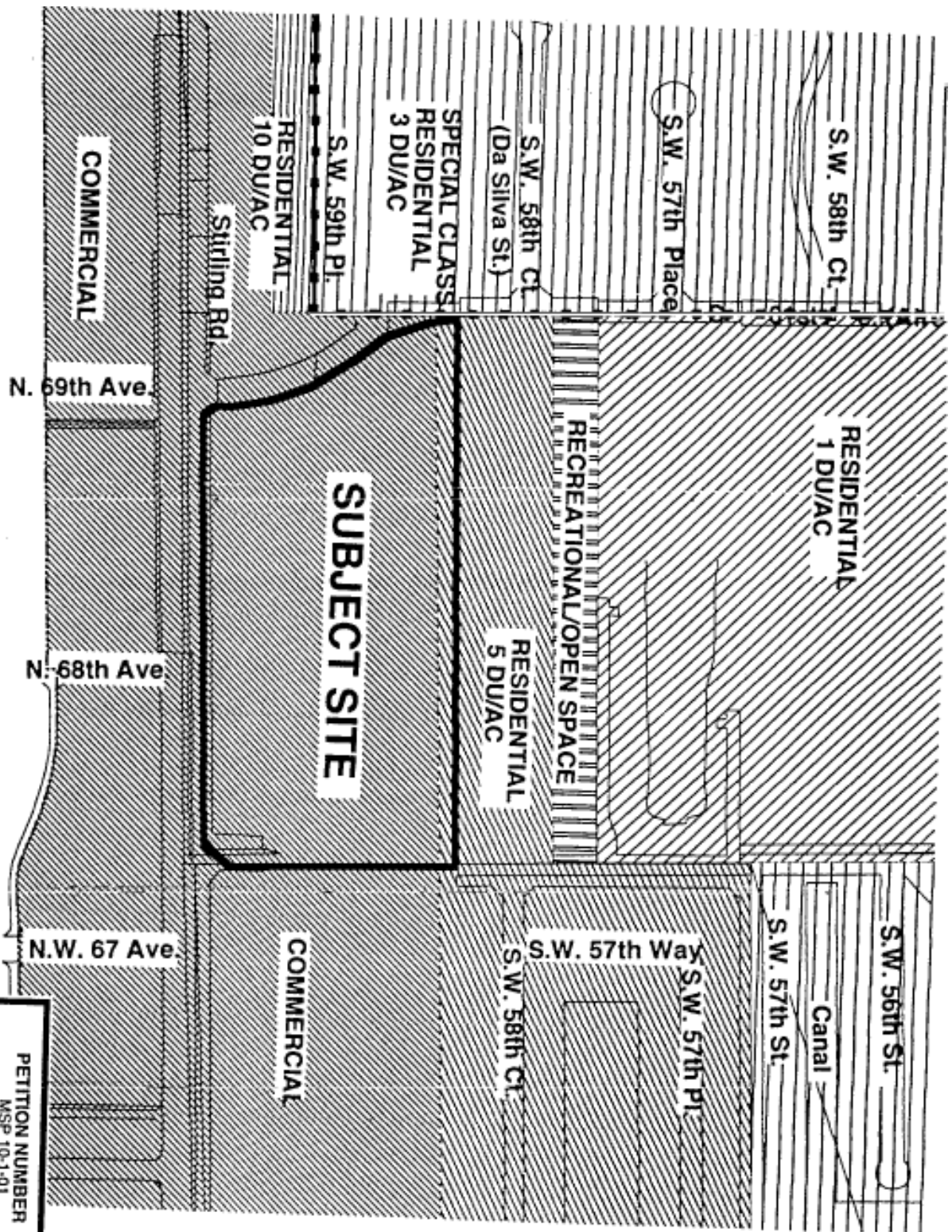
Site Plan Committee Recommendation: Motion to recommend approval based on the planning report subject to adding some trees or palms with a clear trunk height to be ~~determined with staff and to be located in front of the building on the main entrance to~~ Publix; and to revise the landscape plan for the 61st Avenue roadway change. (Motion carried 5-0, January 8, 2001).

Exhibits

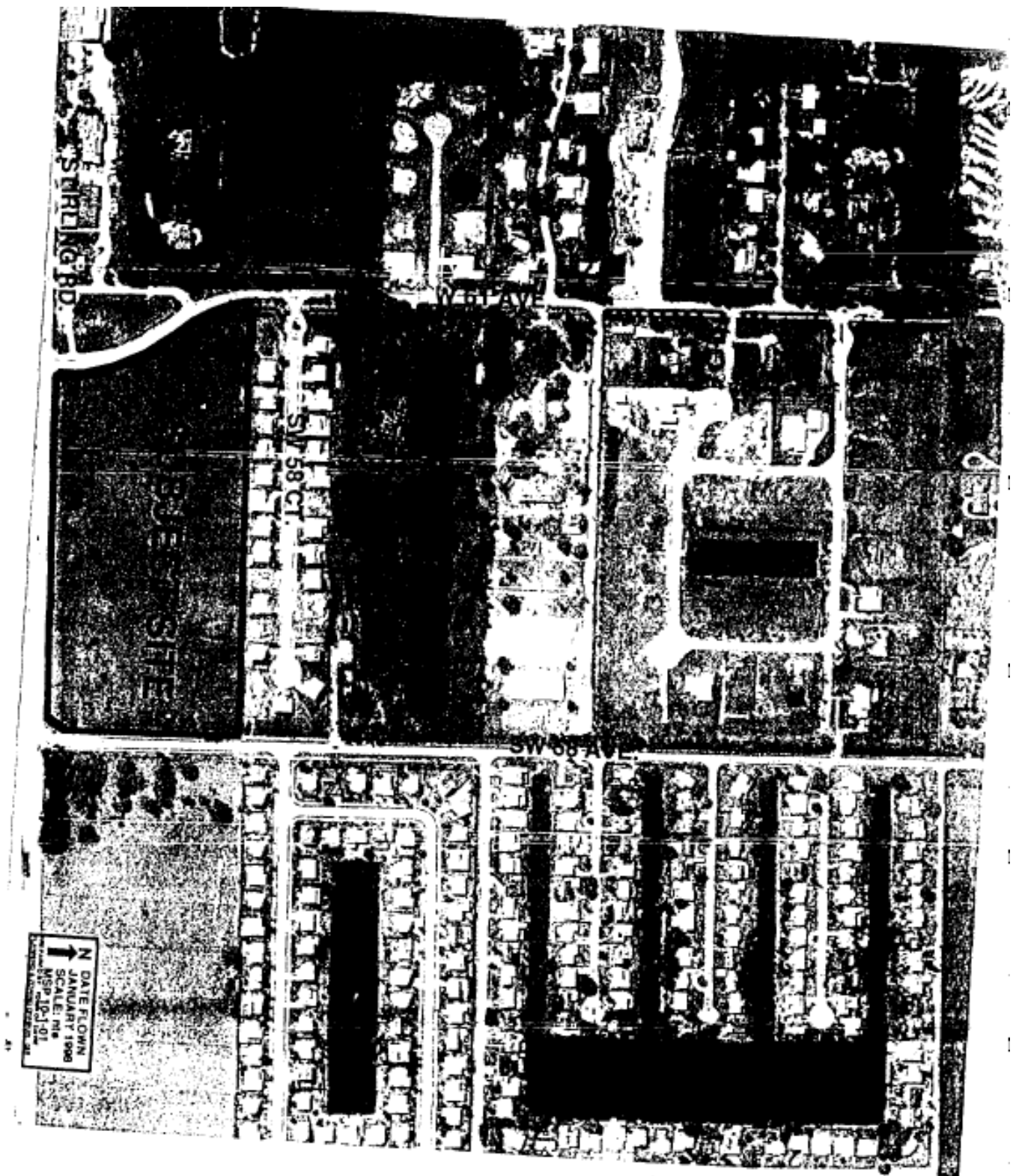
1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: _____

Reviewed by: _____



PETITION NUMBER
MSP 10-1-01
Subject Site Area
Future Land Use Plan
11/1/01 Scale: 1"=300'
PREPARED BY: TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS



MSP 10-1-01